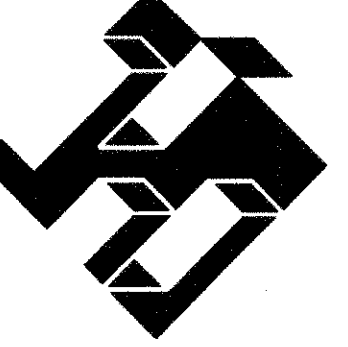


SECTION 5-1413 PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS.

- (C) PERIPHERAL PARKING LOT LANDSCAPING, EXCEPT WHERE PARKING AREAS ADJOIN A BUFFER YARD REQUIRED BY THIS ORDINANCE, IF ANY PARKING LOT CONTAINS TWENTY (20) OR MORE SPACES, PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS:
- (1) WHEN THE PROPERTY LINE ABUTS LAND OTHER THAN STREET RIGHT-OF-WAY.
- (A) A LANDSCAPING STRIP TEN (10) FEET IN WIDTH MEASURED FROM THE EDGE OF PAVEMENT, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. WHERE ABUTTING PARCELS SHARE A COMMON ACCESS DRIVE OR PARKING LOT CIRCULATION TRAVELWAY, NO SUCH LANDSCAPING STRIP SHALL BE REQUIRED, PROVIDED THAT EQUIVALENT PLANTING MATERIALS ARE PROVIDED ELSEWHERE ON THE DEVELOPMENT SITE.
- (B) PARKING AND VEHICULAR TRAFFIC CIRCULATION LANES SHALL BE SCREENED WITH EITHER BERMING, LANDSCAPING, OR A COMBINATION OF BOTH TO A MINIMUM HEIGHT OF THIRTY (30) INCHES. BERMING HEIGHT OF THIRTY INCHES SHALL NOT EXCEED A MINIMUM SLOPE OF 2:1.
- (C) ALL SERVICE AREAS SHALL BE SCREENED FROM VIEW THROUGH THE USE OF EVERGREEN PLANT MATERIALS AND SCREEN WALLS, COMPATIBLE WITH THE BUILDING DESIGN. SERVICE AREA SCREEN WALLS, SOLID FENCES OR FENCES SHALL BE SOFTENED WITH CLIMBING VINES, SHRUBS, OR OTHER PLANT MATERIALS. PLANTINGS SHALL BE A MINIMUM HEIGHT OF SIX (6) FEET AND TOTALLY SCREEN AT LEAST 75% OF ANY ONE WALL SURFACE (EXCLUSIVE OF GATES).
- (D) ALL UTILITY EQUIPMENT (I.E. METERS, PEDESTALS, TRANSFORMERS, ETC.) NOT WITHIN THE SCREENED SERVICE AREA SHALL HAVE A NATURAL EVERGREEN PLANTING SCREEN PROVIDED, BUT SUCH PLANTINGS SHALL BE PLANNED AND INSTALLED SO AS NOT TO HINDER THE INSTALLATION OR MAINTENANCE OF SUCH UTILITY EQUIPMENT.
- (E) PERIPHERAL PLANTINGS SHALL INCLUDE SIX (6) SHRUBS PER FORTY (40) LINEAR FEET OF ABUTTING LAND, AND ONE OF, OR A COMBINATION OF THE FOLLOWING, WHICH NEED NOT NECESSARILY BE INSTALLED ON CENTER:
- (1) ONE UNDERSTORY TREE PER FIFTEEN (15) LINEAR FEET.
- (2) ONE CANOPY TREE PER THIRTY-FIVE (35) LINEAR FEET.
- (2) WHERE THE PROPERTY LINE ABUTS THE STREET RIGHT-OF-WAY.
- (A) A LANDSCAPING STRIP TEN (10) FEET IN WIDTH, EXCLUSIVE OF A REQUIRED SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND RIGHT-OF-WAY LINE.
- (B) PARKING AND VEHICULAR TRAFFIC CIRCULATION LANES SHALL BE SCREENED WITH EITHER BERMING, LANDSCAPING, OR A COMBINATION OF BOTH TO A MINIMUM HEIGHT OF THIRTY (30) INCHES. BERMING SHALL NOT HAVE A SLOPE STEEPER THAN 2:1.
- (C) ALL SERVICE AND LOADING AREAS SHALL BE SCREENED FROM VIEW THROUGH THE USE OF EVERGREEN PLANT MATERIALS AND SIX (6) FOOT SOLID FENCES OR SCREEN WALLS COMPATIBLE WITH THE BUILDING DESIGN. SERVICE AND LOADING AREA SCREEN WALLS OR FENCES SHALL BE SOFTENED WITH CLIMBING VINES, SHRUBS, OR OTHER PLANT MATERIALS. PLANTINGS SHALL BE A MINIMUM MATURE HEIGHT OF SIX (6) FEET AT TIME OF INSTALLATION AND TOTALLY SCREEN AT LEAST SEVENTY FIVE PERCENT (75%) OF ANY ONE WALL SURFACE (EXCLUSIVE OF GATES).
- (D) ALL UTILITY EQUIPMENT (I.E. METERS, PEDESTALS, TRANSFORMERS, ETC.) NOT WITHIN THE SCREENED SERVICE AREA SHALL HAVE A NATURAL EVERGREEN PLANTING SCREEN PROVIDED, BUT SUCH PLANTING SHALL BE PLANNED AND INSTALLED SO AS NOT TO HINDER THE INSTALLATION OR MAINTENANCE OF SUCH UTILITY EQUIPMENT.
- (E) AT LEAST ONE (1) TREE FOR EACH TWENTY-FIVE (25) LINEAR FEET OF LAND ABUTTING ANY RIGHT-OF-WAY SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS REQUIREMENT SHALL NOT BE CONSTRUED AS REQUIRING THE PLANTING OF TREES ON TWENTY-FIVE (25) FOOT CENTERS.
- (F) WHERE PERIPHERAL LANDSCAPING REQUIRED BY THIS SECTION CONFLICTS WITH STREET PLANTING REGULATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, THE MORE RESTRICTIVE STANDARDS SHALL APPLY.



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PRELIMINARY
LANDSCAPE
EXHIBIT

MOUNT HOPE
BAPTIST CHURCH
SPECIAL EXCEPTION PLAT
DULLES ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 06G701.00
SCALE: 1" = 40'
DATE: 11/17/08
DESIGN: BGN
DRAWN: BGN
CHECKED:
SHEET No. 3 OF 8
LC-4807